

RESOLUTION 16-R-PS-15 to adopt a Plan of Services for approximately 30.6 acres located along New Salem Highway, World Outreach Church and Jackson Family General Partnership, applicants. [2016-501]

WHEREAS, the Owner(s) of the territory identified on the attached map as the "Area to be Annexed" have either petitioned for annexation or given written consent to the annexation of such territory; and

WHEREAS, a proposed Plan of Services for such territory was prepared and published as required by T.C.A. §6-51-102 and T.C.A. §6-51-104; and

WHEREAS, the proposed Plan of Services was submitted to the Murfreesboro Planning Commission on March 2, 2016 for its consideration and a written report, at which time the Planning Commission held a public hearing and thereafter recommended approval of the Plan of Services to the City Council;

WHEREAS, a Public Hearing on the proposed Plan of Services was held before the City Council of the City of Murfreesboro, Tennessee, on April 21, 2016, pursuant to a Resolution passed and adopted by the City Council on March 10, 2016, and notice thereof published in The Murfreesboro Post, a newspaper of general circulation in said City, on April 4, 2016; and,

WHEREAS, the Plan of Services for the territory identified on the attached map as the "Area to be Annexed" establishes the scope of services to be provided and the timing of such services and satisfies the requirements of T.C.A. §6-51-102.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MURFREESBORO, TENNESSEE, AS FOLLOWS:

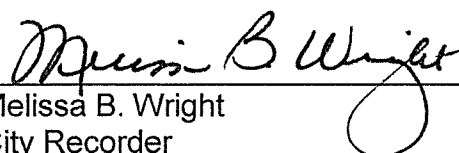
SECTION 1. That, pursuant to authority conferred by T.C.A. Sections 6-51-101, et seq., the Plan of Services attached hereto for the territory identified on the attached map as the "Area to be Annexed" is hereby adopted as it is reasonable with respect to the scope of services to be provided and the timing of such services.

SECTION 2. That this Resolution shall take effect upon the effective date of the Annexation Resolution with respect to the territory, **Resolution 16-R-A-15**, the public welfare and the welfare of the City requiring it.

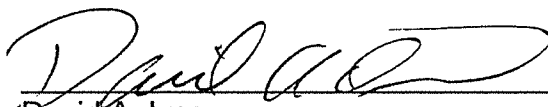
Passed: April 21, 2016


Shane McFarland, Mayor

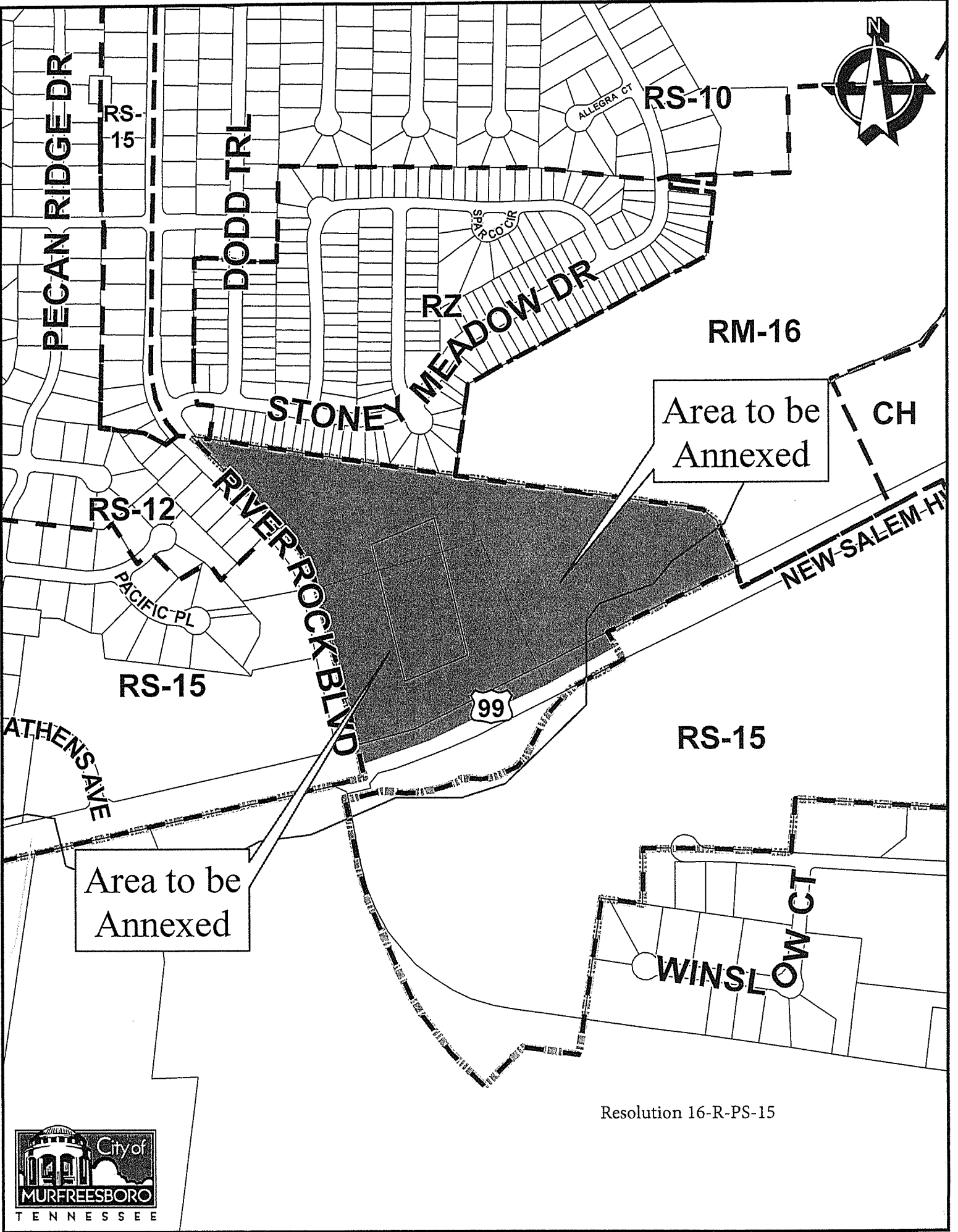
ATTEST:


Melissa B. Wright
City Recorder

APPROVED AS TO FORM:


David A. Ives
City Attorney

SEAL

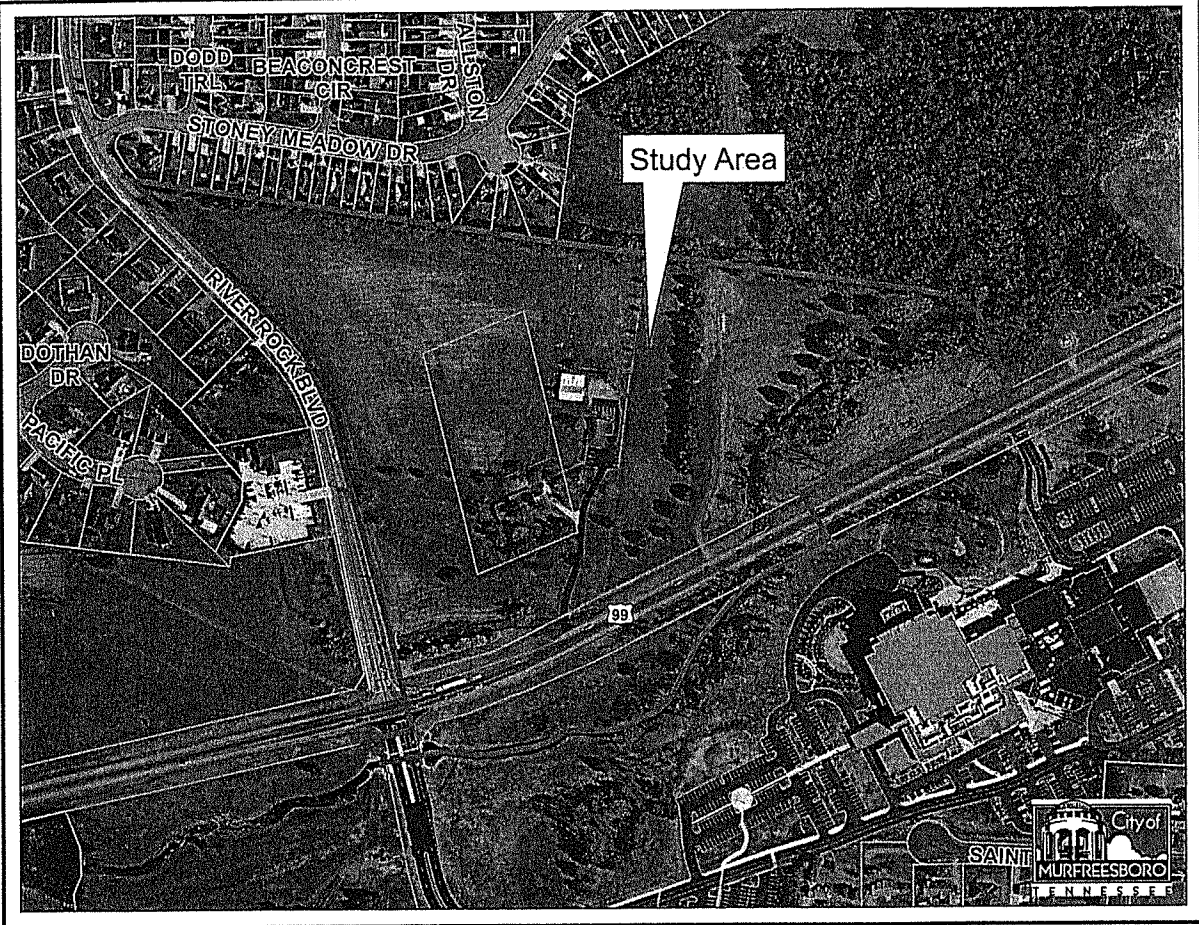


Resolution 16-R-PS-15

**ANNEXATION REPORT FOR PROPERTY LOCATED AT
1921 AND 2050 NEW SALEM HIGHWAY
INCLUDING PLAN OF SERVICES**



PREPARED FOR THE
MURFREESBORO PLANNING COMMISSION
March 2, 2016



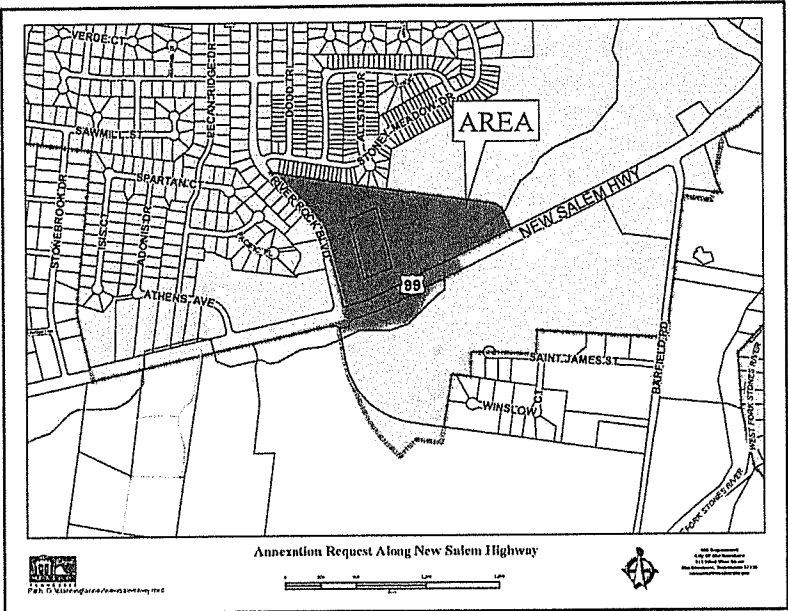
INTRODUCTION

OVERVIEW

The applicant, Clyde Rountree of Huddleston-Steele Engineering, Inc., representing Jackson Family Partnership and World Outreach Church, has requested annexation of property located at 1921 and 2050 New Salem Highway.

The area studied in this Plan of Services includes 27.60 acres spanning across portions of three parcels (Tax Map 113A, Group A, Parcel 5, and Tax Map 114, Parcels 9.00 and 9.02). Of the 27.60 acres included in the annexation request, 25.40 acres lie north of New Salem Highway, while 2.20 acres lie south of New Salem Highway. A 780- linear foot segment of New Salem Highway right-of-way is included in the study area as well.

The study area lies within the City of Murfreesboro’s Urban Growth Boundary and adjoins the City on all sides. Property near the southwestern corner of the study area lies within the unincorporated County.

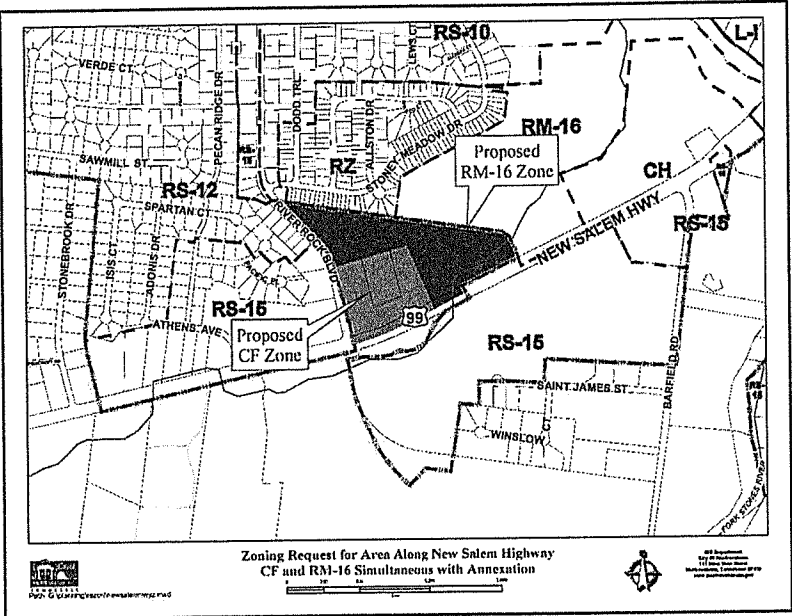


CITY ZONING

The applicant has requested CF (Commercial Fringe) and RM-16 (Multi-Family Residential) zoning for the portion of the study area located north of New Salem Highway simultaneous with annexation. The property is presently zoned RM (Residential – Medium Density) in the County.

The applicant has not requested a specific zoning classification for the 2.20-acre portion of the study area located south of New Salem Highway. This property is currently zoned RM in the County and will be zoned RS-15 (Single-Family Residential) in the City upon annexation.

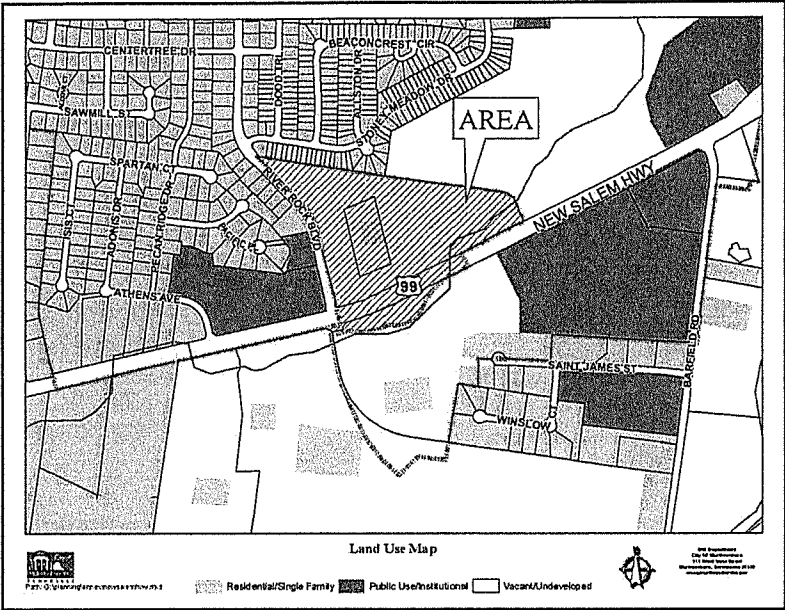
Properties to the south and west of the study area are zoned RS-15. Properties to the northwest are zoned RS-12 (Single-Family Residential). Properties to the north are zoned RZ (Residential Zero Lot Line) and RM-16. The property to the southwest of the study area lies outside the City’s boundaries and is zoned RM in the County.



**PRESENT AND SURROUNDING
LAND USE**

The study area consists of 27.60 acres, 25.40 acres lying north of New Salem Highway and 2.20 acres lying south of New Salem Highway. A single-family house and associated accessory buildings are located on the portion of the study area north of New Salem Highway. The property south of New Salem Highway is presently vacant. A stream runs through the eastern portion of the study area and partially defines the study area’s southern boundary. The study area is bounded by River Rock Boulevard on the west and includes a segment of New Salem Highway.

Land uses in the vicinity include single-family residential (Sawyer Green and Olympic Springs subdivisions) and three churches. One of those—World Outreach Church—is located along the southern boundary of the study area.



TAXES AND REVENUE

The first City tax bill for all property annexed during the calendar year of 2016 will be due on December 31, 2017. City taxes are calculated upon the property appraisal and assessment of the Rutherford County Property Assessor's Office. The current tax rate for the City of Murfreesboro is \$1.2703/\$100.00 assessed value. Residential property is assessed at a rate of 25% of its appraised value, and commercial property is assessed at a rate of 40% of its appraised value. Table I below shows total assessment and estimated City taxes that would be collected if the property were to be annexed in its present state.

Table I
Estimated Taxes from Site

Owner of Record	Acres	Land Value	Improvements Value	Total Assessment	Estimated City Taxes
Jackson Family General Partnership	23.25	\$71,700	\$66,400	\$34,525	\$438.57
George A Jackson	3.00	\$60,900	\$201,000	\$65,475	\$831.73
				<i>Total</i>	\$1,270.30

These figures are for the property in its current state.

PLAN OF SERVICES

POLICE PROTECTION

At present, the study area receives police service through the Rutherford County Sheriff's Department. If annexed, the Murfreesboro Police Department will begin providing services such as patrol, criminal investigation, community policing, traffic operations, canine, DARE and other community crime prevention programs to the subject parcels immediately upon the effective date of annexation. This annexation will have no negative impact on the Murfreesboro Police Department. No additional costs to the department are expected. This property is located in Police Zone #2.

ELECTRIC SERVICE

The property is located within Murfreesboro Electric Department's (MED) service boundary. MED has facilities and capacity in place to serve the proposed development. The electrical infrastructure installed to serve the proposed development will be required to adhere to MED standards. Additional right-of-way along New Salem Highway will be required to accommodate shifts in MED's service lines related the Tennessee Department of Transportation's improvement project.

STREET LIGHTING

According to MED, street lighting will be installed on the property if any future development on the property includes public streets.

STREETS AND ACCESS

The study area currently has access to New Salem Highway, which is both a major arterial and a state route. Modifications to the current access on New Salem Highway will require the approval of the City Engineer and the Tennessee Department of Transportation. Any new connections along River Rock Boulevard will require the approval of the City Engineer. As the site develops, future roadway improvements along New Salem Highway may be required. Any future public roadway facilities to serve the study area must be constructed to City standards.

The study area lies within Consolidated Utility District's (CUD) service area. The study area is presently served by a 4-inch water line which connects the study area to a 16-inch water main running parallel to New Salem Highway. Should any new uses be proposed on the property, the developer shall submit a Water Availability Request to CUD. Additionally, any new uses may require a line extension and bore under New Salem Highway.

Annexation Request 1921 & 2050 New Salem Hwy

PH1192
7/3/2013
Static: 120 psi
Residual: 85 psi
Prod: psi
Flow: 185 gpm

PH1317
4/23/2013
Static: 120 psi
Residual: 110 psi
Prod: psi
Flow: 188 gpm

PH1810
4/23/2013
Static: 118 psi
Residual: 80 psi
Prod: psi
Flow: 1601 gpm

PH1333A
4/23/2013

Legend

- Fire Hydrants
- Catchbasin
- Man
- Water Meters
- Valve Type
- Crosscut
- Pressure Discontinuity
- Unlabeled Lines
- Line Type, Active Flag
- Known Borehole, True
- Canvass, True
- Flowline, True
- Hydrograph Level, True
- Transmission System, Active Flag
- Station, True
- Ortho 2013
- Point
- Red, Band_1
- Green, Band_2
- Blue, Band_3

Consolidated Utility District
Dallas/Fort Worth Area

Any additional development to the parcel(s) would be subject to the applicant submitting the Developer's Packet to Consolidated Utility District which includes a Water Availability Request to determine feasibility of and approve the proposed development.

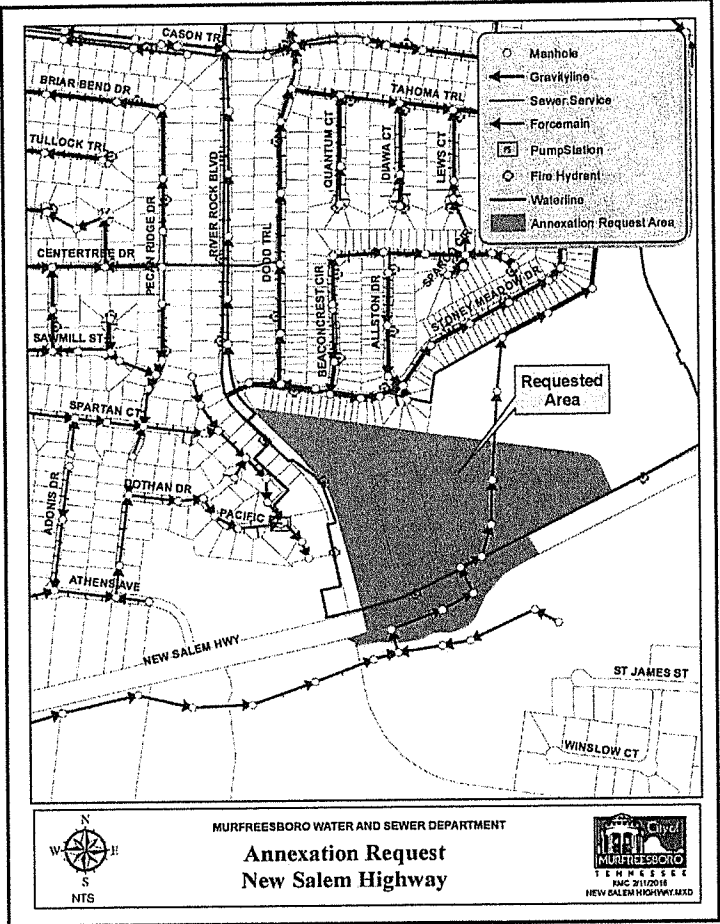
Date: 2/12/2016
Prepared by: JLW
N.T.S.

SANITARY SEWER SERVICE

Sanitary sewer is currently available to serve the subject property, per the Murfreesboro Water and Sewer Department’s (MWSD) definition of “available.” The property will be served by an existing 20-inch sanitary sewer main located on the southern and eastern portions of the study area. All sewer main improvements and easements needed to serve the subject properties are to be acquired and installed by the developer in accordance with MWSD’s development policies and procedures.

The existing sewer connects to the Salem/Barfield Assessment District. All developments that connect into this sewer system are assessed a \$750 fee per single-family unit or equivalent in addition to the current and standard connection fees.

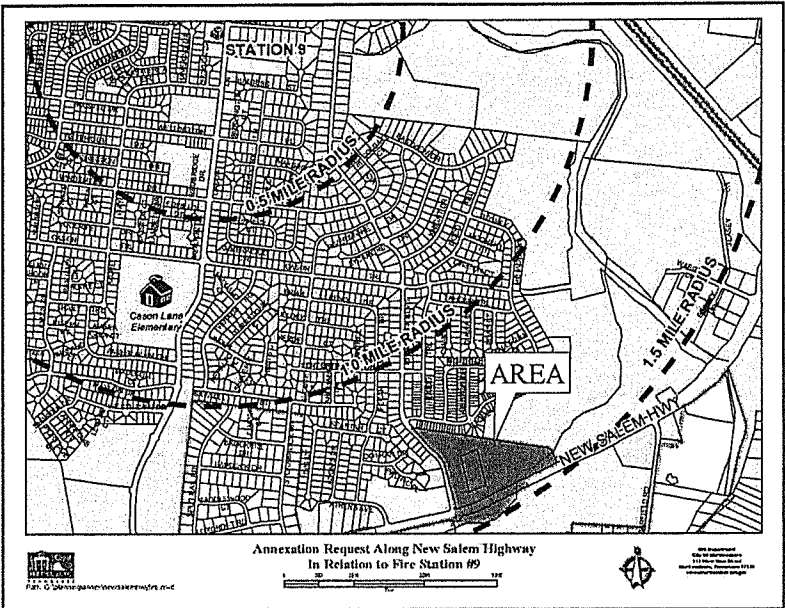
The red lines on the adjacent map represent existing sewer lines.



FIRE AND EMERGENCY SERVICE

The annexation will have no negative impact on the Murfreesboro Fire and Rescue Department (MFRD). The MFRD will provide fire protection with a full-time, professional staff as well as medical first responder service. Any development on the site must provide adequate fire flows and install water lines and fire hydrants per the Consolidated Utility District (CUD) policies and procedures.

The closest fire station to the subject tract is Fire Station #9, located at 802 Cason Lane, 2.45 miles from the study area. Station #10, located at 2563 Veterans Parkway, is 3.45 miles from the study area. The MFRD can provide ISO Class Two (2) fire protection. The dashed lines on the adjacent map represent linear distance ranges from the nearest fire stations.



SOLID WASTE COLLECTION

The City will provide weekly curbside solid waste collection service immediately upon the effective date of annexation, as well as brush/debris removal every two to three weeks. The initial day of service will be Thursday. In its current state, no additional equipment or manpower will be needed to serve the study area.

BUILDING AND CODES

The property will immediately come within the City's jurisdiction for code enforcement immediately upon the effective date of annexation. The City's Building and Codes Department will begin issuing building and construction permits and enforcing the codes and inspecting new construction for compliance with the City's construction codes immediately upon the effective date of annexation. The Building and Codes Department will also ensure that any new signs associated with the development of the property comply with the Sign Ordinance. No additional costs are expected.

RECREATION

Murfreesboro's Parks and Recreation facilities will be immediately available to residents of the study area. Currently Murfreesboro has two multi-purpose facilities, one community center, a wilderness facility, over 1,000 acres of parks, a network of greenways, and recreational sports.

These facilities and programs are wholly funded by the Murfreesboro tax payers. Children who are residents of the City of Murfreesboro, attend Murfreesboro Elementary Schools, and receive free or reduced lunches also receive free or reduced recreational fees.

CITY SCHOOLS

The Murfreesboro City School system serves grades kindergarten through sixth and is offered to students who are within the jurisdiction of the City of Murfreesboro. The study area is located in the Cason Lane Elementary school zone.

GEOGRAPHIC INFORMATION SYSTEMS

The property is within the area photographed and digitized as part of the City's Geographic Information Systems (G.I.S.) program.

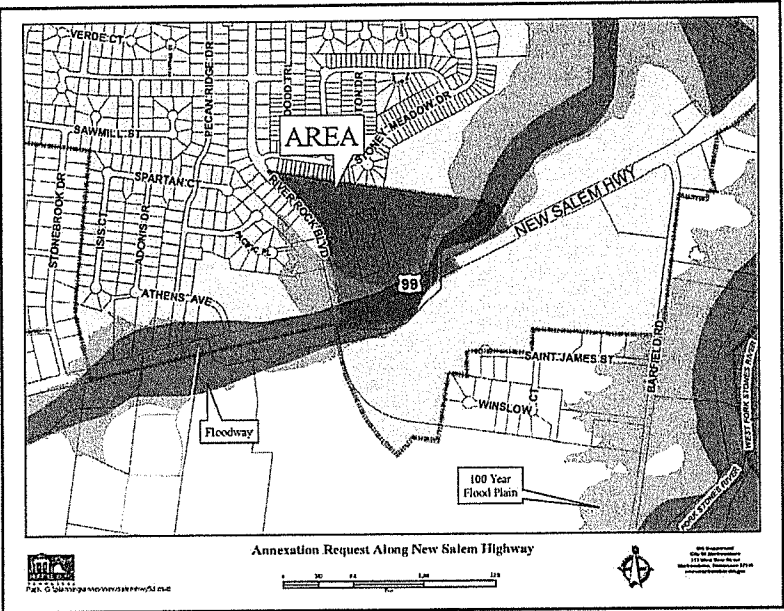
**PLANNING, ENGINEERING, AND
ZONING SERVICES**

The property will come within the City’s jurisdiction for planning and engineering code enforcement immediately upon the effective date of annexation. As new development occurs, the Planning Commission will review all site plans, preliminary, and final plats. Among other duties, the Planning and Engineering Departments will inspect and monitor new construction of streets and drainage structures for compliance with the City’s development regulations.

FLOODWAY

Portions of the study area are located within a floodway or 100-year floodplain as delineated on the Flood Insurance Rate Maps (FIRM) developed by the Federal Emergency Management Agency (FEMA). Affected areas are located within the eastern and southern portions of the study area.

The adjacent map shows the floodway boundary in pink and the 100-year floodplain boundary in blue.

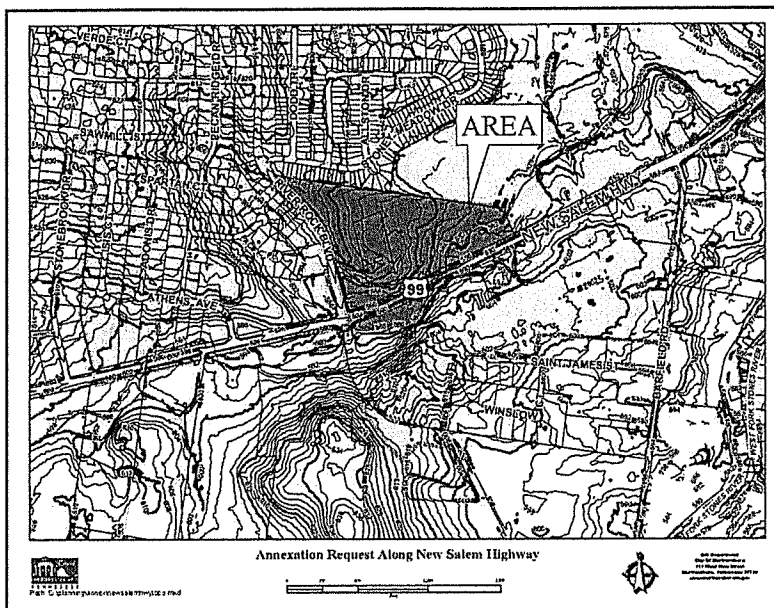


DRAINAGE

Upon annexation, stormwater management services provided by the City will be available to the study area. A review of the topographic map for the study area shows that the property drains primarily from north to south and ultimately into Spence Creek. Public drainage facilities available to the study area are located within the right-of-way of River Rock Boulevard, New Salem Highway, and in easements in the property to the north. The drainage facility within New Salem Highway will become the responsibility of the City upon annexation.

Based on the study area's current use as a single-family residence, approximately \$300 per year of additional revenue will be generated for the Stormwater Utility fund. Future development in the study area will be subject to the Stormwater Utility Fee upon completion of construction. Based on the proposed CF and RM-16 zoning and considering applicable credits, this property has the potential to generate \$3,600 in Stormwater Utility Fees annually upon full development.

The red lines on the adjacent map represent ten-foot contours. The black lines represent two-foot intervals.



ANNEXATION FOLLOW-UP

The Murfreesboro City Council will be responsible for ensuring that this property will receive City services described in this plan. According to Public Chapter 1101 passed by the Tennessee Legislature, six months following the effective date of annexation, and annually thereafter until all services have been extended, a progress report is to be prepared and published in a newspaper of general circulation. This report will describe progress made in providing City services according to the plan of services and any proposed changes to the plan. A public hearing will also be held on the progress report.